144.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,007,200 / 1,007,200
					USE VALUE:	1,007,200 / 1,007,200
					ASSESSED:	1,007,200 / 1,007,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEANUE TAYLOR A & MICA A
Owner 2:	
Owner 3:	
Street 1:	33 OTTAWA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FALEK LOUIS H -
Owner 2:	-
Street 1:	33 OTTAWA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,816 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2082 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5816.000	531,600		475,600	1,007,200
Total Card	0.134	531,600		475,600	1,007,200
Total Parcel	0.134	531,600		475,600	1,007,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.86 | /Parcel: 483.8

Legal Description

User Acct 94294

GIS Ref

GIS Ref

Insp Date 03/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 144.0-0006-0008.0

!11258!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	530,400	0	5,816.	475,600	1,006,000	1,006,000	Year End Roll	12/18/2019
2019	101	FV	445,300	0	5,816.	445,900	891,200	891,200	Year End Roll	1/3/2019
2018	101	FV	302,700	0	5,816.	368,600	671,300	671,300	Year End Roll	12/20/2017
2017	101	FV	269,800	0	5,816.	338,900	608,700	608,700	Year End Roll	1/3/2017
2016	101	FV	269,800	0	5,816.	309,100	578,900	578,900	Year End	1/4/2016
2015	101	FV	255,200	0	5,816.	303,200	558,400	558,400	Year End Roll	12/11/2014
2014	101	FV	255,200	0	5,816.	281,800	537,000	537,000	Year End Roll	12/16/2013
2013	101	FV	255,200	0	5,816.	268,100	523,300	523,300		12/13/2012

PRINT

Date	Time
12/11/20	01:26:54

LAST REV

Date	Time
11/01/18	16:29:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11258

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FALEK LOUIS H,	69408-40		6/9/2017		968,000	No	No		
KELLER JAMES B	21993-469		4/30/1992		205,000	No	No		Y

USER DEFINED

Prior Id # 1:	94294
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/13/2016	801	New Wind	8,500					
11/20/2007	1067	Addition	71,000	C		G9	GR FY09	1 STORY 8FT & 2 ST
8/26/2002	737	Alterati	43,800	O		G4	GR FY04	ENCLOSE PORCH TO L
5/2/2001	258	New Wind	9,319	C				18 REPLACEMENT WIN
11/8/2000	880	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	Inspected	CC	Chris C
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	372	PATRIOT
11/18/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5816		Sq. Ft.	Site		0	80.	1.02	9									475,586						475,600	

Total AC/HA: 0.13352 | Total SF/SM: 5816 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 475,586 | Spl Credit | Total: 475,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21573269
Const Adj.:	1.33636630
Adj $ / SQ:	203.083
Other Features:	95531
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557242
Depreciation:	25633
Depreciated Total:	531609

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

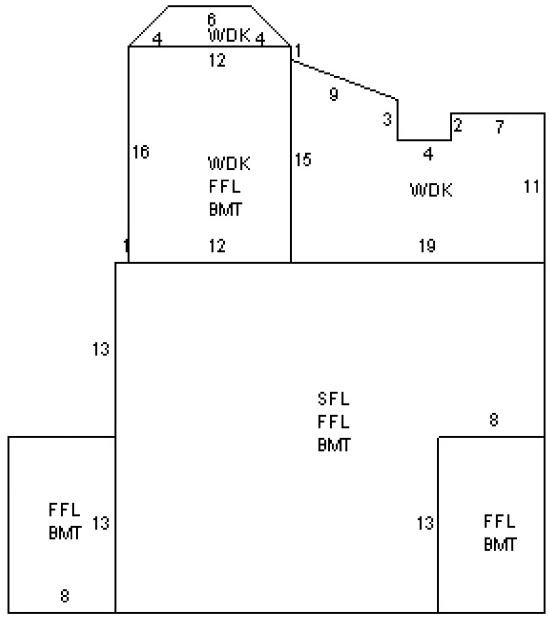
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	203.08
Special Features:	0	Val/Su Net:	155.26
Final Total:	531600	Val/Su SzAd	286.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,128	70.860	79,925
FFL	First Floor	1,128	203.080	229,078
SFL	Second Floor	728	203.080	147,844
WDK	Deck	440	11.060	4,864

Net Sketched Area:	3,424			Total:	461,711
Size Ad	1856	Gross Are	3424	FinArea	2082

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	